

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of February 18, 2013

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Pearson, Kayser, Hibbard, Duax, Larson, Strobel, Weld, Ms. Mitchell

Staff Present: Messrs. Tufte, Reiter, Amundson

The meeting was chaired by Mr. Kayser.

1. **CHIPPEWA VALLEY REGIONAL AIRPORT MASTER PLAN**

Evan Barrett, representing Mead and Hunt, presented the Chippewa Valley Regional Airport Master Plan as it is being prepared for the airport. The plan is a requirement of the FAA and will set up a five-year capital improvement program for the airport. The plan is comprehensive in review of the airport's assets and how it meets federal requirements for approach zones, noise impacts and zoning controls. A series of public meetings have been completed, with one more scheduled for March, 2013, followed by the adoption of the plan. The plan is only available in written draft form now but will be finalized after the last public hearing.

2. **ANNEXATION (13-2A) – Teigen Property, Town of Washington**

Scott Teigen, Kwik Trip Stores, has petitioned for annexation of land located on the south side of Brian Street, on the west side of Hwy. 93. The property comprises approximately 2 acres of land. The land will be redeveloped after annexation to the City. No one appeared for comment.

Mr. Strobel moved to recommend approval of the annexation. Mr. Pearson seconded and the motion carried.

3. **FINAL PLAT (P-1-13) – Vineyard Prairie**

Hiess-Loken has submitted the final plat for Vineyard Prairie located on the north side of Cameron Street, west of Hazeltine Drive. The plat is the fourth phase of the Sherman Estates development which was approved by the Plan Commission in 2006. The final plat is consistent with the approved preliminary plat and creates 13 lots for single-family development. A 7' additional right-of-way is provided along Cameron Street, along with the "no access restriction" for lots backing onto this street. A 50' setback shown along this street is not required and may be removed by the owner.

Scott Kramer, Kramer Land Design, appeared in support.

Ms. Mitchell moved to recommend approval with the conditions listed in the staff report. Mr. Weld seconded and the motion carried.

4. **SITE PLAN (SP-1304) – Townhouses, Peters Drive**

Sean Bohan has submitted a site plan for a townhouse building located on the north side of Peters Drive at its west end. The site plan shows a 14-unit townhouse building with 11 two-bedroom and 3 three-bedroom units. The required parking is 23 stalls and 27 stalls are provided. The building is shown at only a 10' setback from the private drive, which the Multi-family Design Manual stated that setbacks from private drives will be the same as public streets. Therefore, Mr. Tufte noted in the approval letter that the building be modified to provide a 20' setback for this situation. He also noted an extra condition 1d be added requiring bike racks be shown on the revised site plan.

Jon Bennin, developer, spoke in support. He reviewed the design of the structure with the varied facade and garages located to the rear. He stated that he and his brother own the land and they share ownership of the private drive with RCU to the west. He stated that requiring 20' setback from the private drive is excessive and will result in the loss of a unit. They were very careful with the design to meet City standards, and since this private drive is not a front yard but rather a side yard, it should meet the side yard requirement of 10 feet.

No one appeared for comment.

Mr. Hibbard moved to approve the site plan with the conditions listed in the staff report. Mr. Weld seconded. Ms. Mitchell then moved to delete condition 1a from the approval requiring a 20' setback from the private drive. She felt the developer had done a very good job of designing the units and it was a fair trade to reduce the setback. Mr. Pearson seconded the motion and the motion carried. Mr. Hibbard voted no. The original motion for approval was then approved unanimously with the one condition (1a) removed.

5. **SITE PLAN (SP-1305) – Court'n House, Parking Waiver**

Jim Girolamo has submitted a site plan for the expansion of the Court'n House restaurant at 113 W. Grand Avenue into an adjacent building with a parking waiver. The expansion will be into the vacant building at 115 W. Grand Avenue. The previous required parking was 7 stalls and the new seating for 80 will require 27 stalls. The Eau Claire County Administrator has submitted a letter to the applicant stating the County Courthouse parking lot is not restricted after normal business hours. These stalls are available for customers of the restaurant after 5:00 p.m. The Court'n House has an existing 12-stall parking lot on the east side of the restaurant which will continue to be available, along with 4 additional stalls to the rear of 115 W. Grand Avenue. A bike rack for 4 bike parking stalls will need to be added. The rear dumpsters on the site should be placed with a screened enclosure.

Laura Girolamo spoke in support. She stated that the additional space will be used mostly for private parties on evenings and weekends when they have demand. Many lunch customers walk to the restaurant during the day from the County Courthouse and downtown.

Mr. Hibbard moved to approve the site plan with the conditions listed in the staff report. Mr. Strobel seconded and the motion carried.

6. **DISCUSSION/DIRECTION**

A. Chippewa Valley Industrial Park Zoning

Mr. Tufte presented the zoning map of the Chippewa Valley Industrial Park and described the history of the park development. The original concept of the park, which was laid out in the 1950s, was for heavy industrial uses in the middle with a narrow band of light industrial zoning around the perimeter of the park. A major residential rezoning occurred in the 1970s along Runway Avenue for duplex development and second rezoning in the 1990s along Sundet Avenue for single-family development. The Plan Commission discussed possible scenarios for rezonings in the park. Mr. Duax stated that he is most concerned with the light industrial zoned property around the perimeter.

7. **MINUTES**

The minutes of the meeting of February 4, 2013, were approved.

Tom Pearson
Secretary